



Brian Mance - 7PAA <brian.mance@gsa.gov>

Electrical Issues_Post Office Building_Abilene Texas8 messages

Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Mon, Feb 29, 2016 at 2:26 PM

To: Sean Ford <sean.m.ford@usps.gov>, "Wright, Darrin T - Abilene, TX" <Darrin.T.Wright@usps.gov>, "Clark Jr, Bobby R - Colleyville, TX" <Bobby.R.Clark@usps.gov>, "Ferry, Mark B" <Mark.B.Ferry@usps.gov>, robert.c.jordan@usps.gov

Cc: Brian Mance - 7PAA <brian.mance@gsa.gov>, Zachary Giles - 7PAA <zack.giles@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, "W. Jean Kraft" <jean.kraft@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Jason Garlick - 7PAA <jason.garlick@gsa.gov>, Richard Noel - 7PRP <richard.noel@gsa.gov>, Vicki Gilbert - 7PRP <vicki.gilbert@gsa.gov>

Bobby, Mark and Robert:

I am the GSA Property Manger for this location. Bobby and Mark, your contact information was provided by the previous Postmaster and Acting Postmaster, Wendy Groves and Matthew Dolze as the new contacts in this location. Robert, your information was provided as the custodial contact for this location.

There are some building conditions in the Abilene USPS Building that are not acceptable and need to be addressed by the USPS.

The main concern of GSA is the consistent loss of electricity to the Court controlled office areas on the 2nd Floor of the Abilene USPS Building at 341 Pine Street, Abilene, Texas. This is a fire, life and safety hazard. The on-site agency is reporting that the electricity goes out approximately once per day and that some days this occurs more than once. This does not allow the agency to appropriately carry out their mission and needs immediate attention and resolution.

Please provide an action plan as to what the USPS will do to discover the issue in this location and work towards correcting the issue that is causing the outages in this office so that they cease to recur. GSA considers this an urgent, fire, life and safety issue.

Secondarily, the elevator floor had deteriorated and was in need of replacement. The flooring tiles were replaced with mis-matched tiles that are gouged and damaged. The replacement flooring tiles look nearly as deteriorated and worn than the flooring that was in need of replacement.

Third, the exterior grounds maintenance is neglected. There is an excessive amount of weeds in the lawn and they are overgrown. The lawn is lacking general and consistent grounds maintenance. When will the exterior grounds be attended to? What is the grounds maintenance schedule in this location?

Lastly, the water in the USPS Building appears brown. GSA has liaised with Federal Occupancy Health (FOH) to get an assessment of the water in this location to determine if it is contaminated above allowable limits for any substances. This report will be forthcoming in the next few weeks and will determine action that must be taken to move forward if contaminants are discovered.

My office will consistently follow up on these issues and appreciates the action that will be taken to resolve these issues.

Aaron Keith Bollinger, RPA
Supervisory Property Manager
Dallas/Ft. Worth Service Center
George H. Mahon Federal Building
1205 Texas Avenue, Room 615
Lubbock, Texas 79401
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Aaron.Bollinger@GSA.gov

Brian Mance - 7PAA <brian.mance@gsa.gov>
To: "Ford, Sean M - Washington, DC" <sean.m.ford@usps.gov>

Mon, Feb 29, 2016 at 2:28 PM

FYI just wanted to give you a heads up in case any of this comes your way.

Brian Mance
Regional Account Manager
GSA, PBS, Region 7
Office of Client Solutions (7PA)
817-978-2684 Office

(b) (6)

819 Taylor St., Ste. 11A30
Fort Worth, TX 76102
[Quoted text hidden]

Brian Mance - 7PAA <brian.mance@gsa.gov>
To: "Ford, Sean M - Washington, DC" <sean.m.ford@usps.gov>

Mon, Feb 29, 2016 at 2:35 PM

Hi Sean,
The GSA Property Manager asked if I could assist him with contact information in the Abilene USPS location. He said his contact points are changing faster than he can keep up.

Specifically he needs contacts or to verify contacts for the following areas:
~Post Master for general issues or unresolved issues.
~Maintenance Supervisor that can get maintenance actions completed
~Custodial Supervisor that can get action on custodial or grounds maintenance issues.
~Regional Facilities person above the Post Master.

Let me know if you can help me out.
Thanks,

Brian Mance
Regional Account Manager
GSA, PBS, Region 7
Office of Client Solutions (7PA)
817-978-2684 Office

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819 Taylor St., Ste. 11A30
Fort Worth, TX 76102

[Quoted text hidden]

Ford, Sean M - Washington, DC <sean.m.ford@usps.gov>
To: Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>, "Wright, Darrin T - Abilene, TX" <Darrin.T.Wright@usps.gov>, "Clark Jr, Bobby R - Colleyville, TX" <Bobby.R.Clark@usps.gov>, "Ferry, Mark B" <Mark.B.Ferry@usps.gov>, "Jordan, Robert C - Denver, CO" <Robert.C.Jordan@usps.gov>
Cc: Brian Mance - 7PAA <brian.mance@gsa.gov>, Zachary Giles - 7PAA <zack.giles@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, "W. Jean Kraft" <jean.kraft@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Jason Garlick - 7PAA <jason.garlick@gsa.gov>, Richard Noel - 7PRP <richard.noel@gsa.gov>, Vicki Gilbert - 7PRP <vicki.gilbert@gsa.gov>

Mon, Feb 29, 2016 at 3:37 PM

Aaron

I would it if these types of issues came through me. I cannot have USPS personnel take direction from GSA.

The loss of electricity – is this only happening to the GSA's occupied space? If so, the space was taken "AS IS" and it would be up to GSA to take care of the issue w guidance from USPS prior to any alterations or corrections.

Is the elevator for GSA tenant use only? Is it used by the general public? If not, the same goes for the repairs here as well.

The grounds should be maintained by the USPS. Do you have pictures of the concerned areas?

Please forward the water assessment to me.

I appreciate your understanding.

Sean M Ford, CCIM

Real Estate Specialist

From: Aaron Bollinger - 7PSC [mailto:aaron.bollinger@gsa.gov]

Sent: Monday, February 29, 2016 3:26 PM

To: Ford, Sean M - Washington, DC; Wright, Darrin T - Abilene, TX; Clark Jr, Bobby R - Colleyville, TX; Ferry, Mark B; Jordan, Robert C - Denver, CO

Cc: Brian Mance - 7PAA; Zachary Giles - 7PAA; Mari Foster; W. Jean Kraft; Sarah Rich - 7PAA; Jason Garlick - 7PAA; Richard Noel - 7PRP; Vicki Gilbert - 7PRP

Subject: Electrical Issues_Post Office Building_Abilene Texas

Bobby, Mark and Robert:

[Quoted text hidden]

Ford, Sean M - Washington, DC <sean.m.ford@usps.gov>
To: Brian Mance - 7PAA <brian.mance@gsa.gov>

Mon, Feb 29, 2016 at 3:38 PM

I'm it.

Sean M Ford, CCIM

Real Estate Specialist

From: Brian Mance - 7PAA [mailto:brian.mance@gsa.gov]
Sent: Monday, February 29, 2016 3:35 PM
To: Ford, Sean M - Washington, DC
Subject: Re: Electrical Issues_Post Office Building_Abilene Texas

[Quoted text hidden]

Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Wed, Mar 2, 2016 at 8:40 AM

To: Brian Mance - 7PAA <brian.mance@gsa.gov>

Cc: "W. Jean Kraft" <jean.kraft@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, Zachary Giles - 7PAA <zack.giles@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Jason Garlick - 7PAA <jason.garlick@gsa.gov>, Richard Noel - 7PRP <richard.noel@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>

Brian:

Can you please assist me with these issues at the Postal Service location in Abilene, Texas.

Here are my responses to the deficiencies. If you need additional information, please let me know. I will let the tenants know that I have turned the issue over to you for corrective action with the USPS.

Electrical outages:

These are not issues with the space-use that GSA is aware of. The infrastructure of the Post Office is not part of the space that is leased by GSA. The electrical should work at the outlets and it does not do so on a reliable basis. The report is that the electrical trips out at least once per day, one day it was four times in one day (according to the tenant).

An electrical issue was reported to GSA in October 2015 and the Post Office claimed it was from a GSA project and/or an issue in the space concerning usage by the tenant. GSA called in an the General Contractor's electrical contractor under warranty claims. The electrical contractor found no issues related to the project, warranty or tenant usage in the space and recommended the USPS survey their electrical system.

Elevator:

This elevator is for the entire facility. It is not solely used by GSA tenants. It is joint use space in the facility. The Public Elevator has been out of service for more than five years and this is the only elevator for this facility. Because this is not dedicated tenant space, and not dedicated to GSA use only, the USPS should replace the tile flooring in the elevator. The USPS already replaced the broken tiles. However, they replaced the broken tiles with old, mis-matched, gouged tiles.

Grounds:

The lawn has not been receiving maintenance on a consistent basis for years. This is reported several times per year, each growing season.

Water:

I am scheduling the report/sampling to occur through GSA Environmental. Once it occurs, the report will take a couple of weeks to be returned to GSA. Then GSA will have results and recommendations from FOH and I will provide those recommendations to your office.

Please let me know if anything will be done and when.

I have attached some photos for your viewing.

One of GSA's main concerns is the electrical issues, as those could pose a fire, life and safety hazard for the tenant in the space as well as the other tenants, the USPS and the public.

Sarah:

I have cc'd you on this because these are all related to US District Court Clerk issues and deficiencies sent in by Tim Christnagel on Friday, Feb 26, 2016.

Aaron Keith Bollinger, RPA

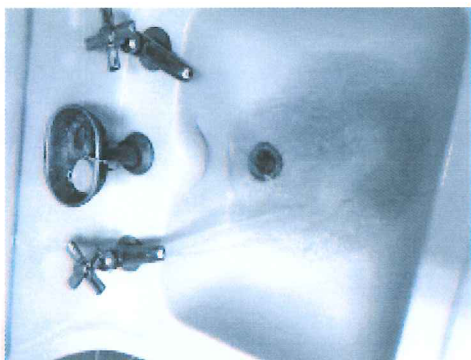
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[Quoted text hidden]

3 attachments



brown water.jpg
31K



Elevator Floor (new).jpg
51K



Grounds Maintenance Issues.jpg
86K

Brian Mance - 7PAA <brian.mance@gsa.gov>
To: "Ford, Sean M - Washington, DC" <sean.m.ford@usps.gov>

Wed, Mar 2, 2016 at 10:50 AM

Sean,
Below please where GSA is requesting assistance with some maintenance related issues at the Abilene USPO.
Let me know if you need anything else.
Thanks,

Brian Mance
Regional Account Manager
GSA, PBS, Region 7
Office of Client Solutions (7PA)
817-978-2684 Office

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819 Taylor St., Ste. 11A30
Fort Worth, TX 76102

[Quoted text hidden]

3 attachments



brown water.jpg
31K



Elevator Floor (new).jpg
51K



Grounds Maintenance Issues.jpg
86K

Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Tue, Mar 22, 2016 at 11:37 AM

To: Brian Mance - 7PAA <brian.mance@gsa.gov>, Zachary Giles - 7PAA <zack.giles@gsa.gov>

Cc: "W. Jean Kraft" <jean.kraft@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, Sarah Rich - 7PAA

<sarah.rich@gsa.gov>, Richard Noel - 7PRP <richard.noel@gsa.gov>, Eli Herrin - 7PSC <dwright.herrin@gsa.gov>

Brian,

I have sent the water sample preliminary results under separate cover.

When getting corrective action begun on this issue, can you also look into these other items. I have not seen or heard of any communication on these issues since my initial report to you on March 2. The electrical issue is of

the utmost concern to the agency as it directly impedes their mission and frequently recurs.
What is the status of the electrical issues in the facility?

Aaron Keith Bollinger, RPA
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Brian Mance - 7PAA <brian.mance@gsa.gov>

Fwd: Abilene USPO/CH Water Sampling (TX0001)

9 messages

Sarah Rich <sarah.rich@gsa.gov>

Mon, Mar 21, 2016 at 2:04 PM

To: Brian Mance - 7PAA <brian.mance@gsa.gov>

fyi

Sarah E. Rich
R7 Regional Account Manager
(817) 850-8183 Desk

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sarah.rich@gsa.gov

----- Forwarded message -----

From: **Scott Kucharski - 7PMC** <scott.kucharski@gsa.gov>

Date: Mon, Mar 21, 2016 at 1:44 PM

Subject: Abilene USPO/CH Water Sampling (TX0001)

To: Aaron Bollinger <aaron.bollinger@gsa.gov>, "W. Kraft" <jean.kraft@gsa.gov>, Mari Foster <mari.foster@gsa.gov>

Cc: Jennifer Zenuch <jennifer.zenuch@gsa.gov>, Sherrie Johnson - 7PS <sherrie.young-johnson@gsa.gov>, "Rebecca Odell (9P3PM)" <rebecca.odell@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>

Aaron-

Per our conversation earlier today I have attached the lab results for the water sampling that was conducted at the Abilene USPO/CH (TX0001). There were a total of 21 water samples collected from fixtures/fountains at the direction of the clerk of the court related to concerns about the quality/color of the water. Based on these initial results there are 12 fixtures that should be removed from service at this time. (see attached spreadsheet for locations). It is suspected that a majority may be related to a recent hot water heater replacement since 8 of the 21 samples came from the hot water. Any information that you can obtain related to the water heater replacement may be useful. The FOH inspector was told that the issue seemed to become prevalent when the water heater was changed.

Recommendations moving forward at this point are as follows:

1. Post "Do Not Use" signs on the 12 fixtures already identified as having high lead and/or copper and iron.
2. Instruct the building owner (USPO) to clean all aerators where applicable on any fixtures in the building.
3. Instruct USPO to perform a daily one minute flush of all fixtures in the building and document the flushing with a daily log.
4. Instruct USPO to have the city collect water samples at the meter going into the building. This effort should be coordinated with GSA so that we can have FOH present to collect samples with the city as well.
5. Once these steps have been taken we will have FOH conduct water sampling at each fixture located in the building using a more stringent protocol consisting of an initial draw, one minute draw and five minute draw. This will help determine if the problem is with the fixture itself or if it may be coming from the plumbing lines leading to the fixture.

FOH is currently preparing the formal written report for this recent sampling and as soon as it becomes available I will pass it along.

Let me know if you have any additional questions. Thanks

Scott Kucharski**Safety, Environmental and Fire Branch Chief****GSA Region 7****(817)978-4438 Office**

(b) (6)

2 attachments

 **Abilene PO-CH Water Sampling Lab Report 3.21.16.pdf**
1545K

 **Abilene PO-CH Water Sampling Results locations 3.21.16.xlsx**
12K

Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Tue, Mar 22, 2016 at 9:34 AM

To: Brian Mance - 7PAA <brian.mance@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Jason Garlick - 7PAA <jason.garlick@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>, Casey Kelley - 7PMB <caseyd.kelley@gsa.gov>

Cc: "W. Jean Kraft" <jean.kraft@gsa.gov>, Zachary Giles - 7PAA <zack.giles@gsa.gov>, Scott Kucharski <scott.kucharski@gsa.gov>, Jennifer Zenuch <jennifer.zenuch@gsa.gov>

Brian:

I need your assistance with the Post Office in the Abilene, Texas location at 341 Pine Street, Abilene, Texas.

This is an urgent matter.

I have copied the Client Solutions Executives for the USMS, USDC, IRS and USAO on this email as well since they all have tenants in the facility that will be impacted. I have also cc:d Zack due to the urgent nature of this safety concern.

This is not a full report. This is a courtesy advanced copy of the samples so that GSA can take action against the lessor (Post Office) to get corrective action. The final report will be coming in a couple of days and can be provided to the customers. The final report will have limits, explanations and full details. The report below is mainly to notify GSA to begin action while the report is completed.

The Post Office needs to follow the recommendations below until the full report is released.

Recommendations moving forward at this point are as follows:

1. Post "Do Not Use" signs on the 12 fixtures already identified as having high lead and/or copper and iron.
2. Instruct the building owner (USPO) to clean all aerators where applicable on any fixtures in the building.
3. Instruct USPO to perform a daily one minute flush of all fixtures in the building and document the flushing with a daily log.
4. Instruct USPO to have the city collect water samples at the meter going into the building. This effort should be coordinated with GSA so that we can have FOH present to collect samples with the city as well.

The Postal Service may need to supply potable water to the tenants so that they are able to carry out their basic functions in the office and have potable water for sanitary conditions and drinking.

GSA needs immediate attention on this issue and I wish to be cc:d on all correspondence concerning these items.

I will notify the tenants separately through their respective RAMs.

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Aaron.Bollinger@GSA.gov

----- Forwarded message -----

From: **Scott Kucharski - 7PMC** <scott.kucharski@gsa.gov>

Date: Mon, Mar 21, 2016 at 1:44 PM

Subject: Abilene USPO/CH Water Sampling (TX0001)

To: Aaron Bollinger <aaron.bollinger@gsa.gov>, "W. Kraft" <jean.kraft@gsa.gov>, Mari Foster <mari.foster@gsa.gov>

Cc: Jennifer Zenuch <jennifer.zenuch@gsa.gov>, Sherrie Johnson - 7PS <sherrie.young-johnson@gsa.gov>, "Rebecca Odell (9P3PM)" <rebecca.odell@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>

Aaron-

Per our conversation earlier today I have attached the lab results for the water sampling that was conducted at the Abilene USPO/CH (TX0001). There were a total of 21 water samples collected from fixtures/fountains at the direction of the clerk of the court related to concerns about the quality/color of the water. Based on these initial results there are 12 fixtures that should be removed from service at this time. (see attached spreadsheet for locations). It is suspected that a majority may be related to a recent hot water heater replacement since 8 of the 21 samples came from the hot water. Any information that you can obtain related to the water heater replacement may be useful. The FOH inspector was told that the issue seemed to become prevalent when the water heater was changed.

Recommendations moving forward at this point are as follows:

1. Post "Do Not Use" signs on the 12 fixtures already identified as having high lead and/or copper and iron.
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3. Instruct USPO to perform a daily one minute flush of all fixtures in the building and document the flushing with a daily log.
4. Instruct USPO to have the city collect water samples at the meter going into the building. This effort should be coordinated with GSA so that we can have FOH present to collect samples with the city as well.
5. Once these steps have been taken we will have FOH conduct water sampling at each fixture located in the building using a more stringent protocol consisting of an initial draw, one minute draw and five minute draw. This will help determine if the problem is with the fixture itself or if it may be coming from the plumbing lines leading to the fixture.

FOH is currently preparing the formal written report for this recent sampling and as soon as it becomes available I will pass it along.

Let me know if you have any additional questions. Thanks

Scott Kucharski
Safety, Environmental and Fire Branch Chief
GSA Region 7
(817)978-4438 Office

(b) (6)

2 attachments



Abilene PO-CH Water Sampling Lab Report 3.21.16.pdf
1545K



Abilene PO-CH Water Sampling Results locations 3.21.16.xlsx
12K

Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Thu, Mar 24, 2016 at 8:18 AM

To: "W. Jean Kraft" <jean.kraft@gsa.gov>, Scott Kucharski <scott.kucharski@gsa.gov>

Cc: Mari Foster <mari.foster@gsa.gov>, Jennifer Zenuch <jennifer.zenuch@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>, Casey Kelley - 7PMB <caseyd.kelley@gsa.gov>, Jason Garlick - 7PAA <jason.garlick@gsa.gov>, Richard Noel - 7PRP <richard.noel@gsa.gov>, Brian Mance - 7PAA <brian.mance@gsa.gov>, Zachary Giles - 7PAA <zack.giles@gsa.gov>

Brian:

Thank you for your prompt action with the Post Office.

Jean and Scott:

I had a conference with Brian Mance, who is the GSA RAM for the Postal Service. Here are the main points from our conversation.

The Postal Service states they will not move forward for any corrective action or response until they receive the full report from FOH. The Postal Service will not accept the FOH Environmental Laboratory Analytical Report and Sampling Results submitted by GSA as "an official report." The Postal Service will not respond immediately at that point, either. The Postal Service will then have their own environmental division review the FOH report and make their own recommended actions at that time.

The Postal Service was not receptive to the idea that GSA had sent out notifications to the Federal tenants, which had already made their way up the USPS chain of command somehow.

The Postal Service also stated that they will not place signs on the fixtures and that GSA is not authorized to place signs on or near the fixtures. The Postal Service will not schedule the city to take a water sample, clean aerators or do the one-minute flush and document it. The postal service will not provide potable water or drinking water to the agencies in any instance.

The Postal Service Regional POC made it clear to the GSA Region 7 RAM that GSA is not to take remedial action in their facility concerning this water issue. Even as simple as placing signage on the fixtures, they will not allow GSA to do so.

I requested that Brian document his conversation in writing to his Postal Service Regional POC so GSA has a record of the responses. Brian stated he was in the process of documenting the information in an email.

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[Quoted text hidden]

Jean Kraft - 7PSC <jean.kraft@gsa.gov>

Thu, Mar 24, 2016 at 8:39 AM

To: Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Cc: Scott Kucharski <scott.kucharski@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, Jennifer Zenuch <jennifer.zenuch@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>, Casey Kelley - 7PMB <caseyd.kelley@gsa.gov>, Jason Garlick - 7PAA <jason.garlick@gsa.gov>, Richard Noel - 7PRP <richard.noel@gsa.gov>, Brian Mance - 7PAA <brian.mance@gsa.gov>, Zachary Giles - 7PAA <zack.giles@gsa.gov>, Sherrie Johnson <sherrie.young-johnson@gsa.gov>

Aaron,

Let me get with Sherrie on this, but I think it is time for GSA to procure drinking water for the affected agencies until such time as this can be resolved.

I think in the interested of providing a safe work environment for our customers, it is imperative that we pursue this approach.

Brian will continue to work with us and the USPS to resolve the issue.

Jean Kraft
Senior Property Manager
General Services Administration
Dallas/Fort Worth Service Center
Fort Worth field Office
Fritz G. Lanham Federal Building
819 Taylor Street, Room 14B06
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Office (817) 978-4114

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Jean.Kraft@gsa.gov
[Quoted text hidden]

Scott Kucharski - 7PMC <scott.kucharski@gsa.gov>

Thu, Mar 24, 2016 at 8:43 AM

To: Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Cc: "W. Jean Kraft" <jean.kraft@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, Jennifer Zenuch <jennifer.zenuch@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>, Casey Kelley - 7PMB <caseyd.kelley@gsa.gov>, Jason Garlick - 7PAA <jason.garlick@gsa.gov>, Richard Noel - 7PRP <richard.noel@gsa.gov>, Brian Mance - 7PAA <brian.mance@gsa.gov>, Zachary Giles - 7PAA <zack.giles@gsa.gov>

Aaron-

Interesting response.

I will contact FOH and try to get the report expedited. The report will include a narrative of the sampling and findings but the results are still going to be the same. I would think they would at least take some initial action with the signage based on what has already been provided.

Scott Kucharski
Safety, Environmental and Fire Branch Chief
GSA Region 7
(817)978-4438 Office

(b) (6)

[Quoted text hidden]

Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Thu, Mar 24, 2016 at 8:54 AM

To: Jean Kraft - 7PSC <jean.kraft@gsa.gov>

Cc: Scott Kucharski <scott.kucharski@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, Jennifer Zenuch <jennifer.zenuch@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>, Casey Kelley - 7PMB <caseyd.kelley@gsa.gov>, Jason Garlick - 7PAA <jason.garlick@gsa.gov>, Richard Noel - 7PRP <richard.noel@gsa.gov>, Brian Mance - 7PAA <brian.mance@gsa.gov>, Zachary Giles - 7PAA <zack.giles@gsa.gov>, Sherrie Johnson <sherrie.young-johnson@gsa.gov>

Jean:

I agree with your approach to do our part to provide a safe working environment.
Thank you for the support.

Aaron Keith Bollinger, RPA
Supervisory Property Manager
Dallas/Ft. Worth Service Center
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1205 Texas Avenue, Room 615

Lubbock, Texas 79401
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Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Thu, Mar 24, 2016 at 11:09 AM

To: Scott Kucharski - 7PMC <scott.kucharski@gsa.gov>

Cc: "W. Jean Kraft" <jean.kraft@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, Jennifer Zenuch <jennifer.zenuch@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>, Brian Mance - 7PAA <brian.mance@gsa.gov>

Yes, **Scott**, very interesting response. I thought so too.

I appreciate any help you can provide to get the report.

Aaron Keith Bollinger, RPA
Supervisory Property Manager
Dallas/Ft. Worth Service Center
George H. Mahon Federal Building
1205 Texas Avenue, Room 615
Lubbock, Texas 79401
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806.472.7402--Direct
(b) (6)
806.472.7453--Fax
Aaron.Bollinger@GSA.gov

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Scott Kucharski - 7PMC <scott.kucharski@gsa.gov>

Thu, Mar 24, 2016 at 3:22 PM

To: Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Cc: "W. Jean Kraft" <jean.kraft@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, Jennifer Zenuch <jennifer.zenuch@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>, Brian Mance - 7PAA <brian.mance@gsa.gov>

Aaron-

Attached is the full report from FOH. Let me know if you need further assistance. Please keep me posted on this situation until it is finally resolved. Thanks.

Scott Kucharski
Safety, Environmental and Fire Branch Chief
GSA Region 7
(817)978-4438 Office
(b) (6)

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FOH Water Sampling Report-Abilene USPO-CH (TX0001) 3.24.16.pdf

1766K

Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Thu, Mar 24, 2016 at 3:35 PM

To: "W. Jean Kraft" <jean.kraft@gsa.gov>, Mari Foster <mari.foster@gsa.gov>, Jennifer Zenuch <jennifer.zenuch@gsa.gov>, Sarah Rich - 7PAA <sarah.rich@gsa.gov>, Eli Herrin - 7PSC

<dwight.herrin@gsa.gov>, Brian Mance - 7PAA <brian.mance@gsa.gov>

Scott:

Thank you for your diligence in getting this report as quickly as possible.
I will review the report and provide it to the tenants of the facility.

Will FOH be contacting me directly to complete the full evaluation of the facility and all it's fixtures or is GSA waiting for a response from the Postal Service?

Brian:

Please provide this "final report" to the Postal Service and request immediate action to resolve the issues.

Aaron Keith Bollinger, RPA
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Aaron.Bollinger@GSA.gov

----- Forwarded message -----

From: **Scott Kucharski - 7PMC** <scott.kucharski@gsa.gov>

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FOH Water Sampling Report-Abilene USPO-CH (TX0001) 3.24.16.pdf
1766K



Brian Mance - 7PAA <brian.mance@gsa.gov>

Abilene Water Sampling

4 messages

Brian Mance - 7PAA <brian.mance@gsa.gov>

Tue, Mar 22, 2016 at 2:59 PM

To: "Ford, Sean M - Washington, DC" <sean.m.ford@usps.gov>

Sean,

This is not a full report but is a courtesy advanced copy of some of what it entails. The final report will be coming in a couple of days and will be provided to the customers as well. The final report will have limits, explanations and full details. The report below is mainly to notify GSA to begin action while the report is completed.

The Post Office needs to follow the recommendations below until the full report is released.

Recommendations moving forward at this point are as follows:

1. Post "Do Not Use" signs on the 12 fixtures already identified as having high lead and/or copper and iron.
2. Instruct the building owner (USPO) to clean all aerators where applicable on any fixtures in the building.
3. Instruct USPO to perform a daily one minute flush of all fixtures in the building and document the flushing with a daily log.
4. Instruct USPO to have the city collect water samples at the meter going into the building. This effort should be coordinated with GSA so that we can have FOH present to collect samples with the city as well.

The Postal Service may need to supply potable water to the tenants so that they are able to carry out their basic functions in the office and have potable water for sanitary conditions and drinking.

The tenants were notified separately by Aaron Bollinger with the below following email:

Please ensure the appropriate personnel are notified.

In response to a report that the water in the Abilene Postal Service Building was colored and had an odor, our GSA office approached Federal Occupancy Health (FOH) for a third party environmental evaluation of the issue. The water samples have been processed by FOH. GSA does not have an official report from FOH yet, but GSA Environmental was contacted by FOH with some information on locations that **should not be used** while the full report is compiled.

The water supply areas that **should not be used** are:

2nd floor drinking fountain,
2nd floor handicapped RR sink -hot and cold,
2nd floor women's RR sink -hot,
2nd floor women's RR big sink -hot,
2nd floor (2324) men's RR left sink -hot
2nd floor Judge's Office (2313) Kitchen sink -hot
3rd Floor Jury room water fountain
3rd Floor Jury RR right sink -hot
1st floor Post Office Women's RR off file room -hot
1st Floor (1005) RR -hot
Basement Men's RR 1st sink -hot
Outside water faucet

Once GSA receives the FOH report, our office will liaison with the agencies, the Post Office and GSA Environmental to ensure that GSA provides a viable solution to this issue. In the meantime, the locations provided above cannot be used for potable water sources. The Postal Service will place signage in these locations and begin working on the recommendations from the preliminary notice to GSA from FOH.

Our local GSA office is working with the USPS and IRS Client Solutions Executive, Brian Mance, in order to get this issue up the chain of command at the Postal Service and get measurable action from the Post Office as soon

as possible. GSA is taking action on these preliminary results and may expand the actions once the full report is compiled and submitted by FOH.

Brian Mance
Regional Account Manager
GSA, PBS, Region 7
Office of Client Solutions (7PA)
817-978-2684 Office

(b) (6)

819 Taylor St., Ste. 11A30
Fort Worth, TX 76102

Brian Mance - 7PAA <brian.mance@gsa.gov>
To: "Ford, Sean M - Washington, DC" <sean.m.ford@usps.gov>

Wed, Mar 23, 2016 at 4:22 PM

Sean,

Per our discussion, I have contacted Aaron Bollinger, the GSA Supervisory Property Manager for Abilene, and advised him that no action on the part of USPS will take place as far as implementing any of the suggested recommendations from the preliminary findings until the final report is received. I also let him know that GSA is not authorized to take any action in regards to these recommendations as well. Lastly, I notified him that he shouldn't have notified the tenants about the preliminary water sampling results until the final official report was received from FOH, thus unnecessarily sounding the alarm, stirring up the tenants, and causing them to call senior USPS officials about this issue before the final report has been compiled and received.

Thank you,

Brian Mance
Regional Account Manager
GSA, PBS, Region 7
Office of Client Solutions (7PA)
817-978-2684 Office

(b) (6)

819 Taylor St., Ste. 11A30
Fort Worth, TX 76102

[Quoted text hidden]

Ford, Sean M - Washington, DC <sean.m.ford@usps.gov>
To: Brian Mance - 7PAA <brian.mance@gsa.gov>

Wed, Mar 23, 2016 at 4:39 PM

Brian. Thank you very much.

Sent from my iPhone

On Mar 23, 2016, at 5:22 PM, Brian Mance - 7PAA <brian.mance@gsa.gov<mailto:brian.mance@gsa.gov>> wrote:

Sean,

Per our discussion, I have contacted Aaron Bollinger, the GSA Supervisory Property Manager for Abilene, and advised him that no action on the part of USPS will take place as far as implementing any of the suggested recommendations from the preliminary findings until the final report is received. I also let him know that GSA is not authorized to take any action in regards to these recommendations as well. Lastly, I notified him that he shouldn't have notified the tenants about the preliminary water sampling results until the final official report was received from FOH, thus unnecessarily sounding the alarm, stirring up the tenants, and causing them to call senior USPS officials about this issue before the final report has been compiled and received.

Thank you,

Brian Mance
Regional Account Manager
GSA, PBS, Region 7

Office of Client Solutions (7PA)

817-978-2684 Office

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819 Taylor St., Ste. 11A30

Fort Worth, TX 76102

[Quoted text hidden]

817-978-2684<tel:817-978-2684> Office

817-422-8367<tel:(b) (6)>

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Brian Mance - 7PAA <brian.mance@gsa.gov>

Thu, Mar 24, 2016 at 3:57 PM

To: "Ford, Sean M - Washington, DC" <sean.m.ford@usps.gov>

Sean,

Attached please find the final FOH water sampling report for the Abilene USPO. I understand your environmental and safety teams will review the report however I'd like to again stress the urgency of the situation as it relates to providing a safe work environment for our customers and the public.

I think it's imperative that we pursue this approach until such time as this situation can be resolved.

I will continue to work with you and the USPS as we work to resolve the issue.

Thanks,

Brian Mance

Regional Account Manager

GSA, PBS, Region 7

Office of Client Solutions (7PA)

817-978-2684 Office

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819 Taylor St., Ste. 11A30

Fort Worth, TX 76102

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FOH Water Sampling Report-Abilene USPO-CH (TX0001) 3.24.16.pdf

1766K



Brian Mance - 7PAA <brian.mance@gsa.gov>

FINAL REPORT: FOH Water Analysis Report_Abilene Postal Service Building

9 messages

Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Thu, Mar 24, 2016 at 4:39 PM

To: Sean Ford <sean.m.ford@usps.gov>

Cc: Brian Mance - 7PAA <brian.mance@gsa.gov>, Eli Herrin - 7PSC <dwright.herrin@gsa.gov>

Sean:

Please see the final report attached from FOH indicating the contamination of water sources in the Abilene United States Postal Service Building on 3rd and Pine Streets, Abilene Texas.

Now that the Postal Service has the full report for review what corrective, remedial actions will be accomplished to remedy the situation as quickly and safely as possible?

GSA considers this an urgent situation because the potable water in the building is compromised and additionally some of the locations are available to the public, such as the water fountain on the 2nd Floor and hot water in the public restrooms. The tenants, employees and visitors should be notified of the contamination now that the Building Owner has the appropriate report and testing illustrating there is a contamination issue.

Thank you for your attention.

Aaron Keith Bollinger, RPA
Supervisory Property Manager
Dallas/Ft. Worth Service Center
George H. Mahon Federal Building
1205 Texas Avenue, Room 615
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Aaron.Bollinger@GSA.gov

**FOH Water Sampling Report-Abilene USPO-CH (TX0001) 3.24.16.pdf**
1766K**Ford, Sean M - Washington, DC** <sean.m.ford@usps.gov>

Fri, Mar 25, 2016 at 7:18 AM

To: Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Cc: Brian Mance - 7PAA <brian.mance@gsa.gov>, Eli Herrin - 7PSC <dwright.herrin@gsa.gov>

I have forwarded the report on and have asked for an action plan.

Sean M Ford, CCIM

Real Estate Specialist

From: Aaron Bollinger - 7PSC [mailto:aaron.bollinger@gsa.gov]

Subject: FINAL REPORT: FOH Water Analysis Report_Abilene Postal Service Building

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Cc: Brian Mance - 7PAA <brian.mance@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>

I will follow up with you soon.

Aaron.Bollinger@GSA.gov

[Quoted text hidden]

Cc: Brian Mance - 7PAA <brian.mance@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>

Can we please get on the phone this morning?

Real Estate Specialist

Subject: Re: FINAL REPORT: FOH Water Analysis Report_Abilene Postal Service Building

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Cc: Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>

I'm available anytime that's good for the group.

Brian Mance
Regional Account Manager
GSA, PBS, Region 7
Office of Client Solutions (7PA)
817-978-2684 Office

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819 Taylor St., Ste. 11A30
Fort Worth, TX 76102

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Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>
To: Brian Mance - 7PAA <brian.mance@gsa.gov>

Fri, Mar 25, 2016 at 9:48 AM

I'm available this morning.

Aaron Keith Bollinger, RPA
Supervisory Property Manager
Dallas/Ft. Worth Service Center
George H. Mahon Federal Building
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Aaron.Bollinger@GSA.gov

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Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>
To: Brian Mance - 7PAA <brian.mance@gsa.gov>

Fri, Mar 25, 2016 at 9:50 AM

Cc: "Ford, Sean M - Washington, DC" <sean.m.ford@usps.gov>, Eli Herrin - 7PSC <dwight.herrin@gsa.gov>

I'm in the office this morning.

Aaron Keith Bollinger, RPA
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Aaron.Bollinger@GSA.gov

On Fri, Mar 25, 2016 at 9:46 AM, Brian Mance - 7PAA <brian.mance@gsa.gov> wrote:

[Quoted text hidden]

Ford, Sean M - Washington, DC <sean.m.ford@usps.gov>

Fri, Mar 25, 2016 at 9:51 AM

To: Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>, Brian Mance - 7PAA <brian.mance@gsa.gov>

Cc: Eli Herrin - 7PSC <dwight.herrin@gsa.gov>

Everyone ready now?

Sean M Ford, CCIM

Real Estate Specialist

From: Aaron Bollinger - 7PSC [mailto:aaron.bollinger@gsa.gov]

Sent: Friday, March 25, 2016 10:50 AM

To: Brian Mance - 7PAA

Cc: Ford, Sean M - Washington, DC; Eli Herrin - 7PSC

[Quoted text hidden]

[Quoted text hidden]

Aaron Bollinger - 7PSC <aaron.bollinger@gsa.gov>

Fri, Mar 25, 2016 at 9:53 AM

To: "Ford, Sean M - Washington, DC" <sean.m.ford@usps.gov>

Cc: Brian Mance - 7PAA <brian.mance@gsa.gov>, Eli Herrin - 7PSC <dwright.herrin@gsa.gov>

Yes, we can use my bridge line, please call:

888-820-8057

Access Code: 1642983

Aaron Keith Bollinger, RPA
Supervisory Property Manager
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Aaron.Bollinger@GSA.gov

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